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ABSTRACT

Pursuant to Florida educational legislation, this report presents findings of an educational plant survey conducted in 1992 at Florida Keys Community College (FKCC). The report is designed to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the ensuing 5-year period. Sections 1, 2, and 3 of the plant survey report provide background information on the survey team, procedural policies, the cooperative process used in conducting plant surveys, and the scheduling, purposes, and statutory foundation of plant surveys in the Florida community college system. Section 4 contains a historical overview of the college, including a discussion of FKCC's goals, objectives and policies as they relate to the capital improvements program. Section 5 presents an analysis of FKCC's student population, including enrollment and projections, while section 6 focuses on programs and their space needs. In section 7, an inventory of existing sites and facilities is provided, including a table of satisfactory student stations and space used by facility. Section 8 contains the recommended plan for housing programs, students, and services in the coming 5 years. Section 9 analyzes capital outlay finances, including revenue sources for capital outlay. Finally, section 10 offers recommendations for educational plants, site improvement, remodeling, renovation, and new construction, and provides standard collegewide recommendations. The plan recommends $7,884,935 worth of work during the 5-year period between 1992 and 1997. (MAB)

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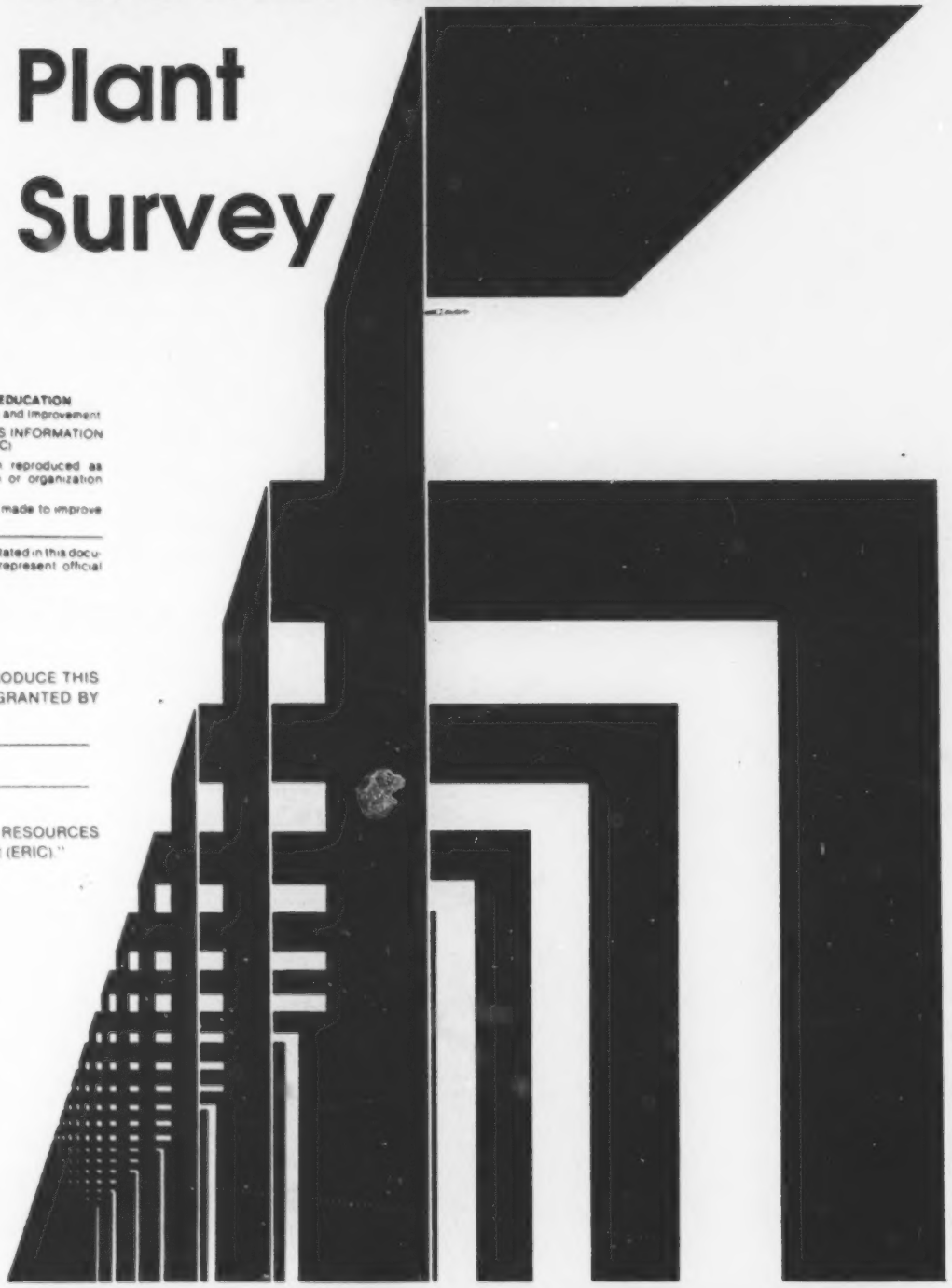
Educational Plant Survey



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FLORIDA KEYS COMMUNITY COLLEGE
NOVEMBER 18-20, 1992

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State of Florida
Department of Education
Tallahassee, Florida
Betty Castor, Commissioner
Affirmative action/equal opportunity employer

EDUCATIONAL PLANT SURVEY

FLORIDA KEYS COMMUNITY COLLEGE

NOVEMBER 18 - 20, 1992

DEPARTMENT OF EDUCATION
TALLAHASSEE, FLORIDA
BETTY CASTOR, COMMISSIONER

Affirmative action/Equal opportunity employer

TABLE OF CONTENTS

SECTION 1.
EDUCATIONAL PLANT SURVEY TEAM..... 1

SECTION 2.
PREFACE..... 3

Section 3.
INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY..... 5
Statutory Foundations..... 5
Procedural Policies..... 6
Cooperative Process..... 8

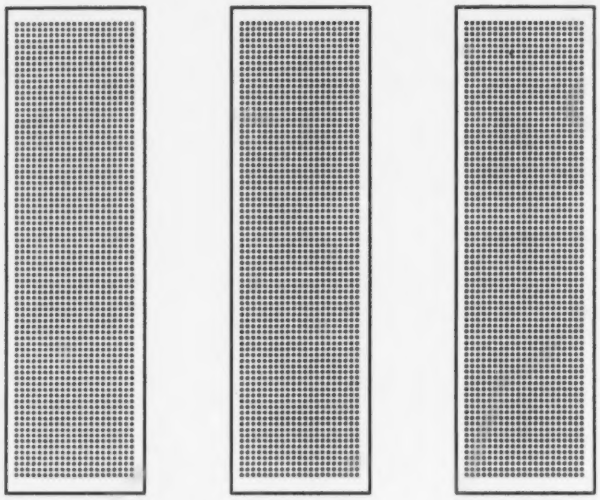
SECTION 4.
OVERVIEW OF THE COLLEGE.....11
Historical Prospective.....11
Mission Statement.....12

SECTION 5.
ANALYSIS OF STUDENT POPULATION.....15
Student Enrollment of College.....15
Exhibit 100: Computation of Projections for Collegewide Capital Outlay Full-Time-Equivalent Student Enrollment.....17

SECTION 6.
PROGRAMS, SERVICES, AND FACILITY NEEDS.....19
Exhibit 130: Program Facility List for:
Site 1: Main Campus.....20

SECTION 7.
INVENTORY OF EXISTING SITES AND FACILITIES.....25
Description of Sites.....25
Description of Facilities.....25
Exhibit 140: Existing Satisfactory Student Stations and Space by Facility For:
Site 1: Main Campus.....27
Instructional Facilities and Student Stations.....28
Auxiliary and Ancillary Facilities.....28

SECTION 8.
PLAN FOR HOUSING PROGRAMS, STUDENTS, AND SERVICES.....29
Programs and Students.....29
Exhibit 150: Summary of Student Stations for:
Site 1: Main Campus.....30
Personnel and Services.....31
Exhibit 160: Summary of Existing and Recommended Square Footage for:
Site 1: Main Campus.....32



SECTION 1

EDUCATIONAL PLANT

SURVEY

TEAM

Team members:

Persons serving on the educational plant survey for Florida Keys Community College were from the Department of Education, Office of Educational Facilities.

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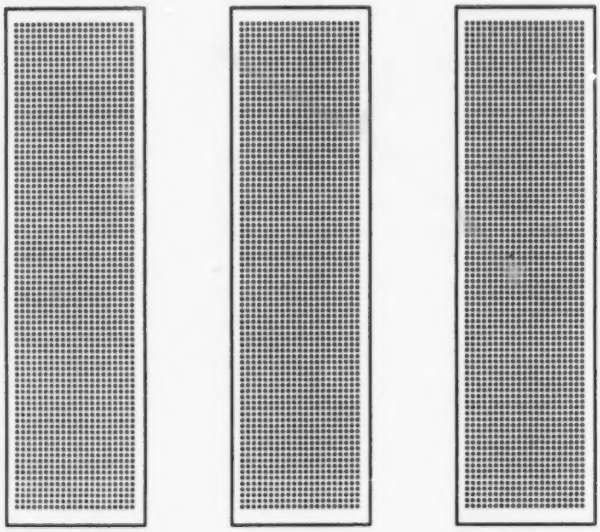
TABLE OF CONTENTS (Continued)

SECTION 9.
ANALYSIS OF CAPITAL OUTLAY FINANCES.....33
Revenue Sources for Capital Outlay.....33
Exhibit 210: Schedule of State Board of Education Bond Issues and Debt Requirements.....35
Exhibit 220: Capital Outlay Expenditure by Fund Source from 1987-88 through 1991-92.....36
Exhibit 230: Capital Outlay Expenditures by Project Type from 1987-88 through 1991-92.....37

SECTION 10:
RECOMMENDATIONS FOR EDUCATIONAL PLANTS.....39
Recommendations for Educational Plants for:
Site 1: Main Campus.....41
Standard Collegewide Recommendations.....46



SECTION 2

PREFACE

An educational plant survey is a systematic study and evaluation of existing educational plants and the determination of future educational plant needs with respect to provision of appropriate facilities for accommodating educational programs and services for students. At least every five years, each Florida community college district board of trustees arranges for a districtwide educational plant survey pursuant to requirements in Section 9(d) of Article XII of the State Constitution, as amended, and Section 235.15, Florida Statutes (F.S.). The purpose of the survey is to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the following five-year period.

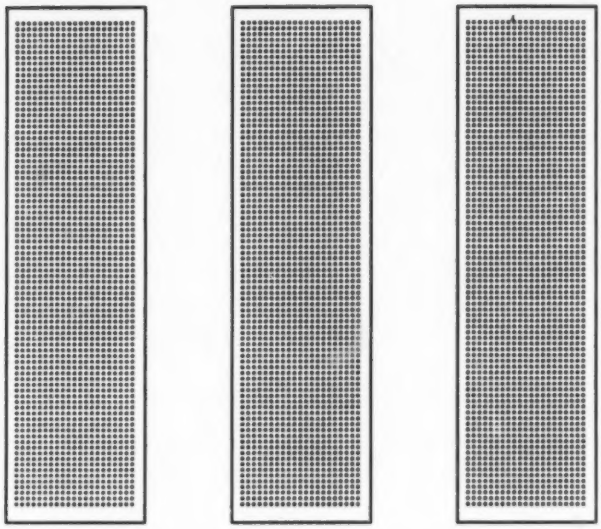
This publication, prepared for the District Board of Trustees of Florida Keys Community College, is the report of findings of the educational plant survey for Florida Keys Community College conducted November 18-20, 1992. The report contains recommendations for the educational plants of the college for the period from November 18, 1992 through June 30, 1997. The recommendations herein supersede all previous survey recommendations not implemented as of November 18, 1992, by either execution of a construction contract or issuance of a purchase order.

The findings and recommendations contained in this survey report enable the Board of Trustees to accomplish certain responsibilities with which it is vested: adoption of a proposed long-range plan for educational plants and auxiliary and ancillary facilities under Section 235.16, F.S.; adoption of a capital outlay budget as part of the college annual budget under Section 235.18, F.S.; submission to the Commissioner of Education of a three-year plan and data required for development of the annual legislative capital outlay budget request under Section 235.41, F.S.; use of state capital

outlay funds for payment for capital outlay projects under Rule 6A-2.0204(4), Florida Administrative Code (FAC); and formulation of a proposed building program and its submission in the form of a project priority list through the Office of Educational Facilities to the State Board of Education for approval under Rule 6A-2.0207, FAC, with the order of priority for expenditure of funds established in accordance with Rule 6A-2.0206, FAC.

Additionally, the survey report serves to satisfy the requirement of Section 240.327 (1), F.S., that the need for community college facilities be established by a survey. Finally, pursuant to Section 235.435(4)(a), F.S., all remodeling, renovation, and new construction projects included in the three-year priority list for legislative funding, prepared by the State Board of Community Colleges for the capital outlay budget request, must have been recommended by a survey.

The survey team gratefully acknowledges the contributions of time, effort, and expertise made by everyone who participated in the survey process: members of the faculty, staff, and administration at Florida Keys Community College and staff of the Department of Education.



SECTION 3

INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY

The educational plant survey is the initial planning phase for providing public educational plants in the State of Florida. Careful planning contributes to appropriate housing of educational programs and services for students and to the wise expenditure of public funds. The educational plant survey is established in the Constitution of the State of Florida and the Statutes of Florida.

Statutory Foundations: The statutory foundations for educational plant surveys are described below.

Legal Basis: The legal basis for the educational plant survey is established in Section 235.15, Florida Statutes:

> Educational plant survey required.--At least every 5 years, each board, including the Board of Regents, shall arrange for an educational plant survey, to aid in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the district or campus. Each survey shall be conducted by the Department of Education or an agency approved by the commissioner. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the commissioner. The survey report shall include at least an inventory of existing educational and ancillary plants; recommendations for existing educational and ancillary plants; recommendations for new educational or ancillary plants, including the general location of each; and such other information as may be required by the rules of the State Board of Education. An official copy of each survey report shall be filed by the board with the office. This report may be amended, if conditions warrant, at the request of the board or commissioner.

Definition: Educational plant survey means a systematic study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Purpose: The purpose of a community college educational plant survey is to aid the Board of Trustees in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district for the following five-year period.

Requirement: At least every five years, each Board of Trustees shall arrange for an educational plant survey.

Alternative Methods: An educational plant survey shall be conducted either by the Department of Education or by an agency approved by the Commissioner of Education. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the Commissioner.

Status of Prior Surveys: A new educational plant survey shall supersede, as of the date it is conducted, all previous survey recommendations which have not been implemented either by execution of a construction contract or issuance of a purchase order.

Amendment of Current Survey: The current survey may be amended during the projected period if conditions appear to justify a change in the projected building construction program by request for a supplementary survey made by the Board of Trustees or the Commissioner of Education.

Written Report: A written report containing the findings of the educational plant survey and recommendations for housing the educational programs and projected student population of the college shall be made to the Board of Trustees. An official copy of each survey report shall be filed by the Board with the Office of Educational Facilities.

Procedural Policies: Procedural policies incorporated in the educational plant survey process for community colleges are explained below.

Student Enrollment Projections: The survey uses five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges, Department of Education. The distribution of these projections by site is furnished by the college.

Educational Programs: The survey formulates a plan for housing the programs and services provided by the college. The Board of Trustees determines what academic programs and services are offered. The Division of Vocational, Adult, and Community Education, in accordance with Section 235.15, Florida Statutes Amended by the 1992 Legislature, determines what vocational programs shall be offered and continued.

Program Facility Lists: Survey evaluation and planning are conducted with reference to program facility lists prepared through cooperative efforts of college staff and the Office of Educational Facilities. The lists are based on size of space and occupant design criteria included in the Florida Administrative Code for programs and services approved by the Board of Trustees, as well as special needs of the college.

Facilities Inventory: The survey uses the information about existing educational plants carried in computerized state inventory files containing data for sites, facilities, and rooms. The inventory is validated through cooperative efforts of college staff and the Office of Educational Facilities.

Student Stations: The survey counts capacity carrying student stations that are satisfactory and designates which stations are unsatisfactory.

Space Utilization: Survey evaluation and planning are conducted with regard to standard utilization criteria for instructional spaces. Criteria for classrooms are: 65 hours of room use per week, Monday through Saturday; 90 percent rate of room occupancy; 55 percent rate of station occupancy for sites with up to 2500 capital outlay full-time-equivalent student enrollment (CO-FTE) and 60 percent rate of station occupancy for sites with 2500 or greater CO-FTE; and 13 average weekly contact hours per CO-FTE.

Standards for vocational laboratories are: 36 hours of room use per week; 68 percent rate of station occupancy; and 12 average weekly contact hours per vocational CO-FTE. Standards for nonvocational laboratories are: 21 hours of room use per week for sites with up to 2500 CO-FTE and 24 hours of room use per week for sites with 2500 or greater CO-FTE; 80 percent rate of station occupancy; and four average weekly contact hours per nonvocational CO-FTE.

Recommendations: The survey makes recommendations for site acquisition, development, and improvement, remodeling, renovation, and new construction for sites and facilities owned by the college. Standard recommendations are included for provision of custodial services facilities, provision of sanitation facilities, correction of safety deficiencies, modification for compliance with handicap standards, replacement of defective roofs, and purchase of equipment.

Recommendations for leased sites and facilities are made in accordance with the provisions of Sections 235.055 and 235.056, F.S., and Rule 6A-2.029, FAC. Recommendations pertaining to new campuses, centers, and sites are considered only after a proposal for establishment submitted by the college has been recommended by the State Board of Community Colleges as well as the Postsecondary Education Planning Commission and approved by the State Board of Education.

State Funds: Survey recommendations establish need for capital outlay projects; they do not imply automatic availability of funds to pay for projects. Information about state funds for public education capital outlay projects and about eligibility for expenditure is found in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended, Chapter 235 and Chapter 240 of the Florida Statutes, and Rule 6A-2 of the Florida Administrative Code.

Cooperative Process: An educational plant survey conducted for a district Board of Trustees by the Department of Education is accomplished through cooperative efforts of the college administration and staff of the Office of Educational Facilities. The steps in the cooperative survey process are listed below.

1. The Board of Trustees requests, by resolution, that the Department of Education conduct a survey to determine the status and needs of the educational plants of the college district.

2. The director of the Educational Facilities Planning and Evaluation Section (Planning and Evaluation), Office of Educational Facilities, schedules the survey, appoints the survey director, and assigns survey staff from the Department of Education.

3. The college president appoints the survey coordinator for the college.

4. The survey director and other Planning and Evaluation staff are available for consultation and service to the college throughout the survey process.

5. The survey director gives the five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges to the survey coordinator. College staff distribute the projections by site.

6. The Board of Trustees establishes the vocational programs to be provided by the college during the five-year period of the survey, in accordance with Section 235.15, Florida Statutes Amended by the 1992 Legislature. The Board of Trustees also establishes the academic programs to be provided by the college during this same period of time.

   College staff list the programs, indicating which ones the board wishes to continue, expand, initiate, and delete. Based on program decisions of the board, together, college administrators and staff and Planning and Evaluation staff prepare program facility lists for each campus, center, and special purpose center.

7. College staff furnish site plans and building schematics for all sites and facilities owned by the college and for those leased for more than one year. Together, college staff and Planning and Evaluation staff validate and correct data for sites, facilities, and rooms carried in the computerized state inventory files as well as the site plans and building schematics.

8. College administrators and staff prepare lists for each site of needs identified by the college for site acquisition, development, and improvement, remodeling, renovation, and new construction. Outdoor physical education facilities are included under site improvement. Items may be included for projects in the planning stage for which an architect is employed but no construction contract has been executed.

   Items for remodeling and renovation contain specific information: building number and name; room numbers; current functions of spaces, use codes, square footages, and student stations; as well as needed functions of spaces, use codes, square footages, and student stations. Items for new construction specify needed functions of spaces, use codes, net and gross square footages, and student stations.

   Cost estimates are provided for items for site acquisition, development, and improvement; they may be furnished for other items as well. Cost estimates for survey recommendations involving building square footage are based on cost figures for the college used in the legislative capital outlay budget request for the fiscal year in which the survey is conducted. The survey director can provide these cost figures to the survey coordinator.

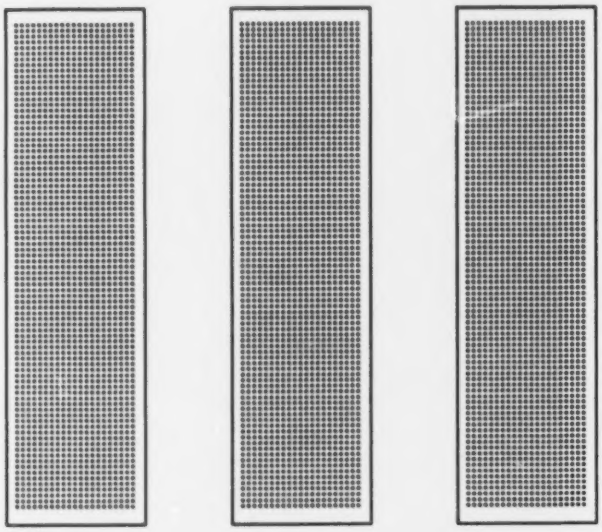
9. College staff prepare a survey workbook for use by survey staff during the educational plant survey. The workbook contains documentation related to items 5, 6, 7, and 8, above. It also contains general background information about the college and is supplemented with a current catalogue.

   A copy of the workbook is provided for each survey staff member. One copy, along with the catalogue, is given to the survey director at least ten days before the opening date of the survey. The other copies may be distributed to survey staff at the beginning of the survey.

10. The college finance officer furnishes the survey director with particular financial information pertaining to state board of education bond issues and certain debt requirements, capital outlay expenditures by fund source, and capital outlay expenditures by project type.

11. The survey director and staff conduct the educational plant survey on site in the college district. They visit and evaluate all existing sites and facilities. They study and analyze all available information relevant to educational and ancillary plant needs. They discuss needs with college administrators and staff. Finally, they develop recommendations to provide for the needs.

12. The survey director, aided by survey staff, prepares the written report of findings and recommendations for the Board of Trustees. An official copy is filed with the Office of Educational Facilities.



SECTION 4

OVERVIEW OF THE COLLEGE

The goal of the educational plant survey is to assist the college by developing a plan for housing the programs and services provided by the college. Educational plant needs are the focus of the survey. It also helps to have a general understanding of the college. The following information was provided by the college.

Historical Prospective: Founded in 1965, Florida Keys Community College serves Monroe County, with its main campus located in Key West, Florida, the southernmost city in the continental United States. The waters of the Gulf of Mexico and the Atlantic Ocean form the boundaries of the 110-mile chain of islands which is home to 88,000 permanent residents. A colorful pirate-laced history, a frost-free climate, major industries of fishing and tourism, and an eclectic, relaxed lifestyle cause the population to more than double during the county's winter "season." The major dry land portion of the county lies within the boundaries of the Everglades National Park on mainland Florida, and is practically unpopulated.

In 1963, the Florida Legislature authorized the establishment of a state-supported junior college in Monroe County to be located in the county's population center, Key West. Monroe Junior College was the twentieth public community college established in Florida. Today, it is the smallest of the 28 public community colleges in the state and serves the residents of the highest cost-of-living county in Florida.

In August 1965, Monroe Junior College began offering classes to 600 students in temporary college facilities located in the former Douglas High School. In October 1965, the Monroe County Board of Public Instruction approved a recommendation by the Junior College Advisory Committee to rename the college Florida Keys Junior College.

In July 1968, Florida Keys Junior College moved to its present campus on Stock Island, within the boundaries of the City of Key West. In September 1970, reflecting the philosophy and concept of the community college movement, the Board of Trustees changed the college's name to Florida Keys Community College.

Florida Keys Junior College was granted initial accreditation following a visit by an evaluation committee in October 1968. The latest visit by a Southern Association of Colleges and Schools Visiting Committee was in April, 1992 and the college anticipates reaffirmation.

Two campus centers, one at Marathon High School in Marathon and one at Coral Shores High School in Tavernier, opened in 1970 and are expanding to serve the growing populations in the Middle and Upper Keys. In December 1982, a joint-use facility opened in Marathon. This facility is shared with Monroe County Board of Public Instruction and is the first such joint-effort facility built in Florida by a public secondary school and a community college. A joint-use facility is now being planned at the Coral Shores High School to provide better facilities in the Upper Keys.

The 1990 census showed Monroe County population at 78,200, with 24,292 of those residents living in the City of Key West. Population projections, as well as recent past historical population trends, showed a slow, but steady growth through the entire County, despite the strict land control measures recently adopted by the County government. The population distribution indicated a need to maintain and expand facilities at the Marathon Joint-Use facility and build the Coral Shores High School Joint-Use facility.

Philosophy: Florida Keys Community College, an institution committed to the ideal of the worth and dignity of the individual, recognizes the religious, racial, and cultural diversity of its students and staff and endeavors to provide equal educational opportunity for all students. Further, the college fosters the value of lifelong learning as it strives through teaching excellence to enable students to appreciate knowledge and to acquire an education which will assist them in assuming positive roles in a changing society.

Mission Statement: The primary mission of Florida Keys Community College is to improve the quality of life of individuals regardless of their educational, economic, and cultural background. Its mission is to provide:

> A two-year college parallel program leading to an Associate in Arts degree in which students acquire depth of knowledge in at least one academic discipline and prepare to transfer to senior colleges and universities.

Two-year programs in vocational-technical education which prepare students for careers in industry, business, and health occupations, and to provide specialized occupational courses and programs focused upon effective continuing gainful employment.

Continuing education programs which facilitate involvement of citizens in the community by offering instructional services which enrich their cultural lives and improve their personal efficiencies.

Guidance and counseling services which assist students in making self evaluations and appropriate decisions regarding career planning.

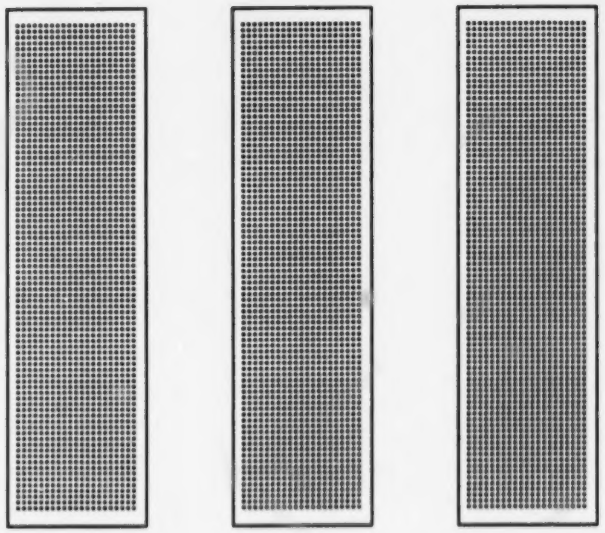
Active recruitment of students from all segments of the community and the maintenance of an open-door policy by minimizing barriers to college admission.

Educational opportunities to each member of the community regardless of sex, race, national origin, religious preference, age, financial resources, or handicap.

Learning activities which enable students to develop their ability to synthesize knowledge from a variety of sources, to undertake self-directed learning, and to engage in scholarly inquiry and problem-solving activities.

Students with programs that will assist them in acquiring effective communication skills, build their cultural and aesthetic appreciation, and develop their sense of self-worth, self-confidence, and effective citizenship so that they may have an impact on events in their lives.

General education courses designed to help students develop and integrate their knowledge, skills, attitudes, and experiences, and to instill in students a desire to commit themselves to lifelong learning.



SECTION 5

ANALYSIS

OF

STUDENT POPULATION

College Service Area: Florida Keys Community College serves the geographic district of the state comprised of Monroe County. Since it is a non-residential college, the great majority of the student population lives in the college district.

Student Enrollment of College: Student enrollment was the single most important factor considered by the survey team in making decisions related to planning square footage size and total amount of facilities. The unit of enrollment used in the survey was the capital outlay full-time-equivalent student (CO-FTE). It represents a student enrolled full time for fall, spring, and summer semesters during the academic year in classes taught in college-owned facilities. The level of enrollment used was the number of CO-FTE projected for the fifth year beyond the fiscal year in which the survey was conducted. The CO-FTE projections were separated according to vocational and nonvocational enrollments. Furthermore, they were distributed by site to enable appropriate planning for particular needs of each campus of the college. Collegewide CO-FTE projections are displayed in **Exhibit 100: Full-Time Equivalent Student Enrollment.**

The method for computation and distribution deserves note. Each year the college submits a report of actual full-time-equivalent student enrollment (FTE) to the Bureau of Information Systems, Division of Community Colleges. Using the last five years of actual FTE data along with general population figures for the college district, the Bureau projects both annual and capital outlay FTE for the next six-year period. The difference between

annual FTE and CO-FTE equates to the deletion of courses using unowned space not requiring permanent facilities. Finally, using CO-FTE projections computed by the Bureau, the college distributes collegewide vocational and nonvocational CO-FTE among sites based on local expectation for the enrollment pattern throughout the district.

Exhibit 100

College: Florida Keys Community College

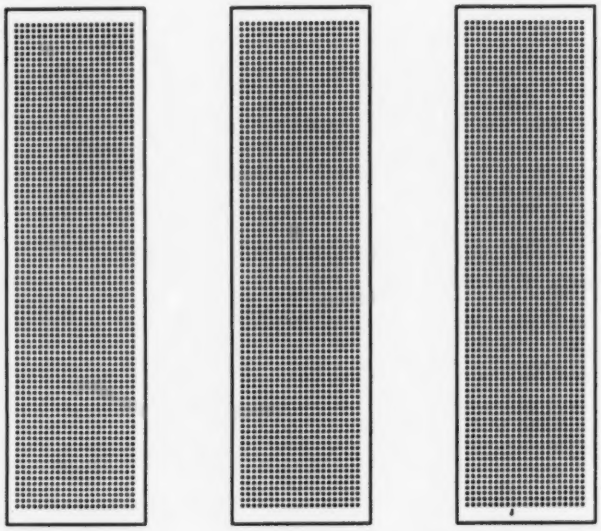
Site : Site 1: Main Campus

COMPUTATION OF PROJECTION FOR SITE
CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT

ITEM	1993-94	1994-95	1995-96	1996-97	1997-98
TOTAL CAPITAL OUTLAY FTE PROJECTIONS	748	772	804	0	1,126
NONVOCATIONAL FTE:					
* Annual FTE	487	502	517	0	688
Less: FTE Not Req Perm Facilities	(28)	(29)	(30)	0	0
Adjusted Annual FTE Projection	459	473	487	0	688
VOCATIONAL FTE:					
* Annual FTE	289	299	317	0	438
Less: FTE Not Req Perm Facilities	0	0	0	0	0
Adjusted Annual FTE Projection	289	299	317	0	438

SOURCE: Department of Education, Division of Community Colleges, Bureau of Information Systems, "Computation of Four Quarter Average FTE for the Capital Outlay Formula Budget" August 14, 1992.

* Capital outlay full-time-equivalent student enrollment 1997-98, projected. Recreational-Leisure FTE deducted from figures shown.



SECTION 6

PROGRAMS, SERVICES AND FACILITY NEEDS AND FACILITIES

Under the provisions of Section 240.319(3)(b), F.S., and Rule 6A-14.0247(3), FAC, the community college Board of Trustees has responsibility for establishing the programs and services provided by the college. The supportive role of the educational plant survey is to formulate a plan for housing the programs and services offered. The survey team developed a comprehensive five-year plan for appropriately accommodating the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college.

A program facility list, or model of need, was prepared for each officially designated site. The development process involved participation by college administrators and key personnel representing vocational and nonvocational program areas, in consultation with staff of the Educational Facilities Planning and Evaluation Section, Office of Educational Facilities, and with reference to size of space and occupant design criteria provided in Rule 6A-2.032, FAC. In addition to detailed requirements for instructional programs, the list prescribed aggregate square footages for auxiliary and ancillary services classified according to physical education, library, audiovisual, auditorium/exhibition, student services, office, and institutional support services. The program facility lists for Florida Keys Community College are presented by site in **Exhibit 130: Facilities List.**

College: Florida Keys Community College Year: 1997-98
Site : Site 1: Main Campus
Site CO-FTE : 1126
Nonvocational: 688
Vocational : 438

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					66,140	871
10000000	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	25	25	625	18	11,250	450
	Storage, Material			75	18	1,350	
				700	36	12,600	
11000000	NONVOCATIONAL LABORATORIES						
11104000	BIOLOGICAL SCIENCES						
11104010	Biology Lab	20	55	1,100	1	1,100	20
	Storage, Material			125	1	125	
	Storage, Project			275	1	275	
				1,500	3	1,500	
11104180	Biology (Marine) Lab	15	55	825	1	825	15
	* Storage, Material (Footnoted)			250	1	250	
	* Storage, Project (Footnoted)			450	1	450	
				1,525	3	1,525	
11119000	PHYSICAL SCIENCES						
11119020	Physics Lab	15	55	825	1	825	15
	* Storage, Material (Footnoted)			250	1	250	
	* Storage, Project (Footnoted)			450	1	450	
				1,525	3	1,525	
11119050	Chemistry Lab	15	55	825	1	825	15
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,125	3	1,125	
11210000	FINE AND APPLIED ARTS						
11210020	Art (Drawing) Lab	30	50	1,500	1	1,500	30
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	

College: Florida Keys Community College Year: 1997-98
Site : Site 1: Main Campus
Site CO-FTE : 1126
Nonvocational: 688
Vocational : 438

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				1,835	4	1,835	
11210020	Art (Ceramics) Lab	20	50	1,000	1	1,000	20
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,335	4	1,335	
11210041	Choral Lab	40	35	1,400	1	1,400	20
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				2,410	8	2,410	
11210042	Piano Lab	10	25	250	1	250	10
	Storage, Material			100	1	100	
				350	2	350	
11210110	Photography Lab	6	50	300	1	300	6
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				575	3	575	
11311000	LETTERS AND FOREIGN LANGUAGES						
11311010	Foreign Languages Lab	15	40	600	1	600	15
	Storage, Material			100	1	100	
				700	2	700	
13100000	DEVELOPMENTAL EDUCATION						
13100000	Math Lab	10	45	450	1	450	10
	Storage, Material			100	1	100	
				550	2	550	

College: Florida Keys Community College Year: 1997-98
Site : Site 1: Main Campus
Site CO-FTE : 1126
Nonvocational: 688
Vocational : 438

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
13100000	Reading Lab	15	45	675	1	675	15
	Storage, Material			100	1	100	
				775	2	775	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12000000	RESOURCE SPACE						
12000000	IMTS Lab	30	47	1,410	1	1,410	0
	Conference			225	1	225	
	Testing			250	1	250	
	Reception			90	1	90	
				1,975	4	1,975	
12200000	DISTRIBUTIVE EDUCATION						
12200000	Sales-Mdse II Lab (Diving)	20	57	1,140	2	2,280	40
	Classroom, Related Instruction			525	2	1,050	
	Reference			150	2	300	
	Storage, Material			125	2	250	
				1,940	8	3,880	
12300000	HEALTH OCCUPATIONS EDUCATION						
12303000	NURSING						
12303010	Nursing Lab (RN)	15	158	2,370	3	7,110	45
	Classroom, Related Instruction			525	3	1,575	
	Storage, Material			300	3	900	
	Lockers, Student			180	3	540	
	Reception			135	3	405	
	Reference			360	3	1,080	
	Conference			225	3	675	
				4,095	21	12,285	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12502000	BUSINESS DATA PROC SYSTEMS						
12502030	Bus Data Proc Lab-Programmers	15	63	945	2	1,890	30
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			100	2	200	

College: Florida Keys Community College Year: 1997-98
Site : Site 1: Main Campus
Site CO-FTE : 1126
Nonvocational: 688
Vocational : 438

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				1,570	6	3,140	
12507000	STENOGRAPHIC AND SECRETARIAL						
12507000	Sec'y Occup Lab-Off Syst Tech	20	58	1,160	1	1,160	20
	Storage, Material			100	1	100	
				1,260	2	1,260	
12508000	SUPVR/ADM MGT: GEN BUS, ETC.						
12508000	Clerical Occ Lab-Sup & Adm Mgt	20	52	1,040	1	1,040	20
	Storage, Material			100	1	100	
				1,140	2	1,140	
12600000	TRADE AND INDUSTRIAL OCCUPATIONS						
12615000	ELECTRONICS						
12615040	Electronic Tech Lab	15	76	1,140	2	2,280	30
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			175	2	350	
	Storage, Project			175	2	350	
	Storage, Tool			90	2	180	
				2,105	10	4,210	
12622000	MARITIME OCCUPATIONS						
12622010	Marine Mechanics Lab-Propulsion	15	170	2,550	3	7,650	45
	Classroom, Related Instruction			525	3	1,575	
	Storage, Material			175	3	525	
	Storage, Project			175	3	525	
	Storage, Tool			135	3	405	
	Storage, Flammable			75	3	225	
	Test Cell			180	3	540	
				3,815	21	11,445	

Exhibit 130

College: Florida Keys Community College

Year: 1997-98

Site : Site 1: Main Campus

Site CO-FTE : 1126

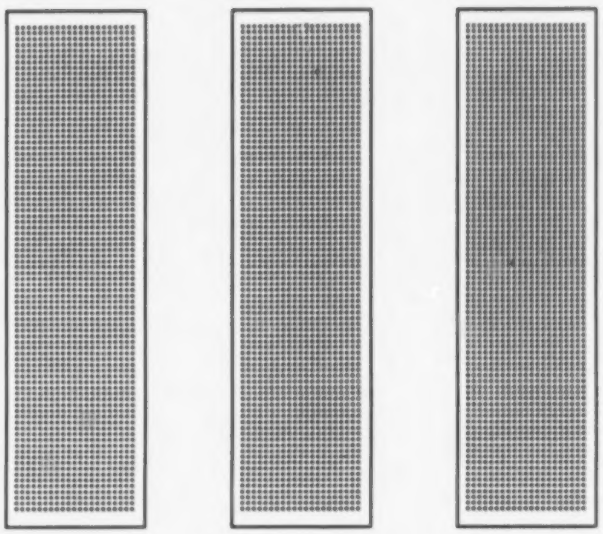
Nonvocational: 688

Vocational : 438

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	66,140	871
11408350	PHYSICAL EDUCATION	16,000	
41100000	AUXILIARY SPACES:		
41200000	Library	9,709	
41500000	Audiovisual	3,307	
50000000	Auditorium/Exhibition	3,378	
VARIES	Student Services	8,445	
70000000	Office	14,154	
90000000	Support Services	6,057	
90000000	Custodial Services	1,239	
	Sanitation:		
	Student Restroom	1,689	
	Staff/Public Restroom	282	
	SUBTOTAL NET SQUARE FEET	130,400	
	Electric/HVAC Euipment = .06%	7,824	
	TOTAL NET SQUARE FEET	138,224	
90000000	NET-TO-GROSS DIFFERENCE:		
	Circulation/Walls/Over-hangs/Open Malls = 34%	46,996	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	185,220	871

NOTE: Amounts on this page are calculated with formulas.

* Related space agreed to by staff of community college and OEF.



SECTION 7

INVENTORY OF EXISTING SITES AND FACILITIES

During the educational plant survey, members of the survey team visited all existing sites and facilities owned by the college as well as those under long-term lease to the college. They examined facilities with regard to physical condition to determine whether they could be classified as satisfactory and recommended for continued use. They also evaluated facilities with respect to adequacy and suitability for accommodating the educational programs and related services provided by the college.

Description of Sites: Florida Keys Community College owns two sites, located in Monroe County. Main Campus, Site 1, is located on Junior College Road on Stock Island in Key West. The campus contains six permanent buildings and one temporary building. Although the site includes 114 acres, only fourteen acres are above the shoreline delineated by the mean water level mark. Knight Key Site, Site 3, is located near the southern tip of Marathon in the Middle Keys. The eleven acre island was a gift to the college. It is wetland thus unsuitable for development of construction.

Description of Facilities: The facilities owned by Florida Keys Community College are listed by site in **Exhibit 140: Existing Satisfactory Student Stations and Space by Facility.** For each facility, the number and name are indicated; then the type, status, and condition are described. For buildings, net and gross square footages are given.

First, the facility number and name are given. The type designation identifies the primary characteristic of the facility, that is, whether it is a building, parking area, athletic area,

outdoor swimming pool, or other. The status information refers to the degree of permanence of the facility based on structural materials and life expectancy. For example, a building constructed of masonry and steel and having a fifty year lifetime is classified as permanent. One constructed of wood and having a much shorter life span is listed as temporary. During the period between the appropriation of construction funds and the final inspection after construction is completed, a facility is classified as under construction.

The condition classification reports whether the physical quality of the facility has been evaluated by the survey team as satisfactory or unsatisfactory. Facilities described in the exhibits as satisfactory or in need of remodeling or renovation are included in the satisfactory category. Those identified as in need of demolition or appropriate for termination are included in the unsatisfactory category. Facilities determined to be satisfactory by the survey are recommended for continued use.

On Site 1, Main Campus, the survey team found that of the seven permanent buildings, five were in need of remodeling or renovation. The one temporary building, Facility 810, Paint Storage, was unsatisfactory and needed to be razed.

Site 3, Knight Key, was undeveloped and had no buildings.

College: Florida Keys Community College

Site : Site 1: Main Campus

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY		TYPE	STATUS	CONDITION	STUDENT STATIONS					SQUARE FEET	
No.	Name				Classroom	Non-vocational	Physical Education	Vocational	Total	Net	Est. Gross
Totals					493	227	0	152	872	142,842	191,407
11	Parking	P	P	S	0	0	0	0		0	
12	Parking	P	P	S	0	0	0	0		0	
13	Parking	P	P	S	0	0	0	0		0	
30	Maint/Receiving	O	P	S	0	0	0	0		0	
60	Dock	A	T	S	0	0	0	0		0	
80	Pool	S	C	S	0	0	0	0		11,017	14,763
100	Voc-Tech	B	P	R	150	43	0	69	262	17,571	23,545
200	Science	B	P	R	299	83	0	0	382	19,236	25,776
300	J. S. Smith LRC	B	P	R	0	0	0	0		23,017	30,843
400	Tn Williams FAC	B	P	R	24	101	0		125	26,572	35,606
500	Student Center	B	P	S	0	0	0	0		5,626	7,539
600	Marine Prop Lab	B	P	R	0	0	0	31	31	8,712	11,674
700	Marine Welding	B	P	S	0	0	0	16	16	4,067	5,450
800	Maintenance	B	P	S	0	0	0	0		3,907	5,235
810	Paint Storage	B	T	D	0	0	0	0		83	111
900	Physical Development	B	C	S	20	0	0	36	56	16,474	22,075
910	Mobile 1	B	T	T	0	0	0	0		530	710
920	Mobile 2	B	T	T	0	0	0	0		451	604
930	Mobile 3	B	T	T	0	0	0	0		530	710
940	Dive Building	B	C	S	0	0	0	0		2,602	3,487
950	Locker Building	B	C	S	0	0	0	0		1,997	2,676
951	Covered Walkway	O	C	S	0	0	0	0		450	603

TYPE: A=Athletic, B=Building, O=Other, P=Parking, S=Swimming Pool
STATUS: C=Construction, P=Permanent, T=Temporary
CONDITION: D=Demolish, R=Remodel/Renovate, S=Satisfactory, T=Terminate

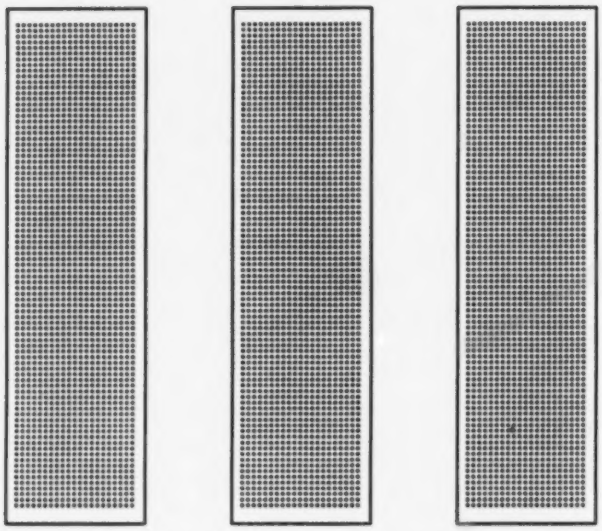
Instructional Facilities and Student Stations: Educational plants accommodate a variety of functions including instruction, academic support, student services, and institutional support. Because the instructional program is the primary function of a college, instructional facilities are most important. They include classrooms and laboratories as well as related service areas.

Student stations are found in the instructional facilities of an educational plant. A student station is defined as the amount of square footage, along with the associated equipment required, for one student to participate in a particular instructional program. The number and type of student stations are critical factors when evaluating existing facilities relative to their adequacy and suitability for providing for educational programs.

During the review of buildings, the survey team identified and assessed the student stations in each classroom and laboratory facility. The number and type of existing student stations determined to be satisfactory by the survey are shown by site in the center portion of **Exhibit 140: Student Stations and Space by Facility**. They are displayed by building and categorized according to classroom, nonvocational laboratory, and vocational laboratory. All existing student stations were determined to be satisfactory.

Auxiliary and Ancillary Facilities: Auxiliary and ancillary facilities accommodate the noninstructional functions of a college. Auxiliary facilities are those which house academic support, student services, and institutional support functions located at campuses, centers, and special purpose centers. Ancillary facilities are those which provide for districtwide institutional support at central locations.

Institutional support facilities include areas for library, audiovisual, auditorium and exhibition functions. Student support facilities include spaces for physical education activities and for food, lounging, merchandising, recreation, meeting, and health care services for students. Institutional support facilities include all office and conference facilities; spaces for students; and areas for computing services, maintenance shops, central storage, and vehicle storage.



SECTION 8

PLAN FOR HOUSING PROGRAMS, STUDENTS AND SERVICES

The survey team developed a plan for housing instructional programs, projected student enrollments, faculty, staff, administrators, and auxiliary and ancillary services for the ensuing five-year period. The planning process required evaluation of existing educational plants, determination of future needs, and recommendations for changes and additions to existing plants to provide for future needs.

Programs and Students: Facility planning for housing instructional programs and student enrollments involves analysis of existing plant capacities, specification of capacity needs, and recommendations for remodeling, renovation, and new construction to meet the needs. Summaries of the five-year plan for housing programs and projected enrollments of Florida Keys Community College are presented by site in **Exhibit 150: Summary of Student Stations.**

Educational plant capacity is defined as the number of capital outlay full-time-equivalent students which can be accommodated by the plant in regular instructional programs. Assessment of capacity requires consideration of several factors: kinds of educational programs in which students are enrolled, types of space in which different kinds of students receive instruction, number of student stations available in each type of space, and utilization criteria for rooms and student stations.

Specifically, all students receive instruction in general classrooms, nonvocational students in nonvocational laboratories, and vocational students in vocational laboratories. In the exhibits, capital outlay full-time-equivalent student enrollment and number of student stations both are distributed appropriately among the three instructional space categories.

Exhibit 150

College: Florida Keys Community College

Site : Site 1: Main Campus

SUMMARY OF STUDENT STATIONS

SPACE CATEGORY	GENERAL CLASSROOMS	NON-VOCATIONAL	PHYSICAL EDUCATION	VOCATIONAL
FACILITIES LIST:				
1997-98 CO-FTE To Be Housed	1,126	688	0	438
Utilization Index Percent *	0.4040	0.2381	1.0000	0.4902
Student Station Allocation	455	164	0	215
1997-98 Facilities List	450	191	0	230
Facilities List Over or (Under)	(5)	27	0	15
INVENTORY:				
Existing Student Stations In Inventory	573	227	0	130
Student Stations - Construction	75	0	0	45
Student Stations - Remodeling	(124)	(39)	0	31
Student Stations - Renovation	0	0	0	0
Stations Only For Program **	0	0	0	0
Survey Recommended Stations	524	188	0	206
Utilization Index *	2.4750	4.2000	1.000	2.040
CO-FTE Housed	1,297	790	0	420

* Indexes and reciprocals are for site with fewer than 2,500 CO-FTE.

** Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Note: Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities. Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

In addition, utilization criteria for each space category specify expected weekly hours of room use, percentage of student station use, and average weekly contact hours of students. In the tables, utilization indexes which combine category criteria are used to transform student stations into capacity and, conversely, utilization index reciprocals are used to convert capacity into student stations.

Explicit information related to the summary exhibits is provided throughout the survey report. Projection of 1997-98 capital outlay full-time-equivalent student enrollment is explained in **Exhibit 100** of **Section 5**. Educational programs are listed in **Exhibit 130** of **Section 6**. Utilization criteria are given in **Section 3**. Existing student stations are listed in **Exhibit 140** of **Section 7**. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

Personnel and Services: Facility planning for housing faculty, staff, and administrators, and auxiliary and ancillary services involves assessment of present plants, identification of future needs, and recommendations for remodeling, renovation and new construction to meet the needs. Summaries of the five-year plan for accommodating the personnel and auxiliary and ancillary services for Florida Keys Community College is presented by site in **Exhibit 160: Existing and Recommended Square Footage**. The exhibit also provides summaries of the plan for housing instructional programs and student enrollments, given in terms of square footages instead of student stations.

Specific information related to the summaries in **Exhibit 160** is provided in other sections of the survey report. Square footage allocations by space category by site are shown in **Exhibit 130** of **Section 6**. Auxiliary and ancillary facilities are defined and described in **Section 7**. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

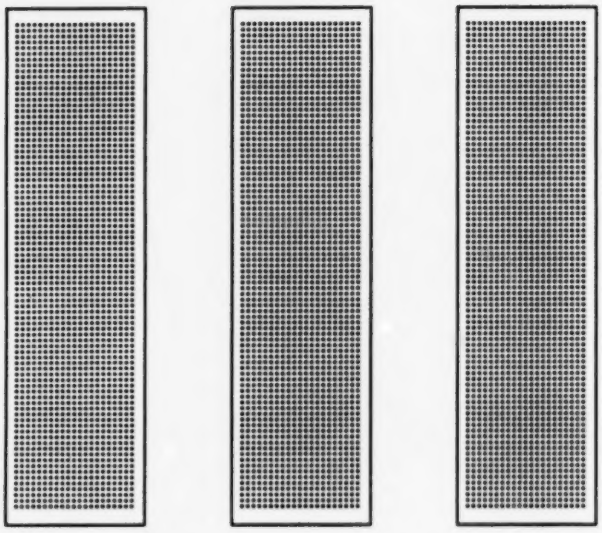
College: Florida Keys Community College

Site : Site 1: Main Campus

SUMMARY OF EXISTING AND RECOMMENDED SQUARE FOOTAGE

SPACE CATEGORY	1997-98 SPACE ALLOCATION	EXISTING INVENTORY SPACE	SPACE DEFICIT OR SURPLUS	RECOMMENDED CHANGE-NSF		SURVEY RECOMMENDED SPACE
				Construction	Remodeling	
INSTRUCTIONAL SPACES:						
Classrooms	12,600	15,158	2,558	2,228	(3,354)	14,032
Nonvocational Spaces	14,205	14,299	94	0	951	15,250
Physical Education	16,000	13,268	(2,732)	2,898	0	16,166
Vocational Spaces	39,335	20,170	(19,165)	13,032	5,233	38,435
Subtotal	82,140	62,895	(19,245)	18,158	2,830	83,883
ACADEMIC SUPPORT:						
Library	9,709	7,977	(1,732)	1,837	0	9,814
Audiovisual	3,307	3,245	(62)	0	0	3,245
Auditorium/Exhibition	3,378	13,701	10,323	0	0	13,701
Subtotal	16,394	24,923	8,529	1,837	0	26,760
STUDENT SERVICES:	8,445	8,088	(357)	2,819	(2,301)	8,606
INSTITUTIONAL SUPPORT:						
Office	14,154	16,721	2,567	0	819	17,540
Support Services	6,057	5,041	(1,016)	1,078	0	6,119
Custodial Services	1,239	0	(1,239)	0	(1,264)	(1,264)
Sanitation:						
* Student Restrooms	1,689	1,689	0	0	0	1,689
* Staff/Public Restrooms	282	282	0	0	0	282
Subtotal	23,421	23,733	312	1,078	(445)	24,366
ELECTRIC/HVAC EQUIPMENT	7,824	0	(7,824)	1,046	(84)	962
TOTAL NET SQUARE FEET	138,224	119,639	(18,585)	24,938	0	144,577
NET-TO-GROSS DIFFERENCE	46,996	40,558	(6,438)	8,454	0	49,012
TOTAL GROSS SQUARE FEET	185,220	160,197	(25,023)	33,392	0	193,589

* Existing Inventory Space for Sanitation not available - derived from 1997-98 Space Allocation.



SECTION 9

ANALYSIS

OF

CAPITAL OUTLAY FINANCES

The survey team developed a comprehensive plan for meeting the educational plant needs of the college for the succeeding five-year period. During the planning process, they evaluated needs for site acquisition, development, and improvement, remodeling, renovation, and new construction. Implementation of the complete plan for Florida Keys Community College as set forth in the survey recommendations included in **Section 10** was estimated to cost $7,884,935.

Financial capacity for accomplishing the plan depends upon the amount of future revenues made available to the college as well as obligations previously incurred. Thus, revenue sources accessible for capital outlay expenditure are discussed below. In addition, the indebtedness of the college during the period of the survey for state board of education capital outlay bonds is displayed in **Exhibit 210: Schedule of ... Bond Issues and Debt Requirement.** Finally, further information regarding the recent financial position of the college is found in **Exhibit 220: Capital Outlay Expenditures by Fund Source** and **Exhibit 230: Capital Outlay Expenditures by Project Type.** Capital outlay expenditure patterns by fund source and by project type are traced for the preceding five-year period.

Revenue Sources for Capital Outlay: College capital outlay projects may be financed from federal, state, and local fund sources. The primary sources of funds for Florida community colleges are state revenues provided for in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended.

Under the provisions of the Public Education Bond Amendment, Section 9(a)(2), Article XII, State Constitution, as amended, proceeds of revenues derived from gross receipts taxes for utility services are placed in the Public Education Capital Outlay and Debt Service Trust fund. Revenues, interest, and proceeds derived from the sale of public education capital outlay bonds issued by the State Board of Education are used to finance capital projects for the state system of public education as authorized by the Legislature. Funds accruing under this section commonly are referred to as public education capital outlay (PECO).

Each year the Legislature allocates funds from the Public Education Capital Outlay and Dept Service Trust Fund appropriation to various boards in the state system of public education. Pursuant to Section 235.41, F.S., the Commissioner of Education submits a comprehensive capital outlay budget request for all boards to the Legislature. In accordance with Section 235.435(1)(a), F.S., each college board of trustees annually receives an allocation for remodeling, renovation, maintenance, repairs, and site improvement for existing satisfactory facilities. In addition, under the provisions of Section 235.435(4)(a), F.S., the boards of trustees receive funds for projects based on a three-year priority list for the entire state community college system included in the legislature budget request.

Under the provisions of the School Capital Outlay Amendment, Section 9(d), Article XII, State Constitution, as amended, the first proceeds of revenues derived from the licensing of motor vehicles are placed in the Capital Outlay Bonds and Debt Service Fund and distributed annually among the school districts and college districts in the ratio of the number of instructional units in each district. Thus each district receives funds each year. After adoption of a resolution by the college board of trustees requesting issuance of capital outlay bonds against revenues accruing to the college district, the State Board of Education is authorized to issue bonds for and on behalf of the district. Funds accruing under this section commonly are referred to as capital outlay and debt service (CO&DS).

Revenues, interest, and proceeds derived from the sale of capital outlay bonds are used to finance capital projects in the order of priority of need based on recommendations in the current educational plant survey. The order of priority for expenditure of funds is established by the Board of Trustees in accordance with Rule 6A-2.0206, FAC, and approved by the State Board of Education.

Exhibit 210

College: Florida Keys Community College

SCHEDULE OF STATE BOARD OF EDUCATION BOND ISSUES AND DEBT REQUIREMENT

Year	Name of Issue	SERIES OF ISSUE	AMOUNT OF ISSUE	UNRETIRED PRINCIPAL 7/1/93	DEBT SERV OBLIGATION 7/1/93 THRU 6/30/98	UNRETIRED PRINCIPAL 7/1/98
1974		1974-A	$265,000	$80,000	$85,520	$0
1977		1977-A	$145,000	$45,000	$51,730	$5,000
	Totals		$410,000	$105,000	$117,250	$5,000

SOURCE: Department of Education, Office of Educational Facilities, Educational Facilities Budgeting and Financial Management Section, "State Board of Education Bond Maturity Schedules".

Exhibit 220

College: Florida Keys Community College

Site : Site 1: Main Campus

CAPITAL OUTLAY EXPENDITURES BY FUND SOURCE FROM 1987-88 THROUGH 1991-92

FUND SOURCE	1987-88	1988-89	1989-90	1990-91	1991-92
PUBLIC EDUCATION BOND AMENDMENT (PECO)					
Correction Of Fire Safety Deficiencies	$0.00	$0.00	$0.00	$0.00	$0.00
Modification For Physically Handicapped	0.00	0.00	0.00	0.00	0.00
Correction of Safety-To-Life Deficiencies	0.00	0.00	0.00	0.00	0.00
Removal Of Asbestos	0.00	0.00	0.00	0.00	1,200.00
Remodeling, Renovation, Maintenance, Repair, and Site Improvement	103,674.00	266,199.00	216,767.00	126,693.00	283,407.00
New Construction	0.00	51,821.00	494,855.00	950,916.00	1,359,265.00
Repayment of Advance Funding (PECO)	218,477.00	0.00	0.00	0.00	0.00
SCHOOL CAPITAL OUTLAY AMENDMENT (CO&DS)					
Revenue Flowthrough And Interest	8,529.00	10,496.00	26,008.00	0.00	28,534.00
Bond Proceeds, SBE Capital Outlay Bonds	0.00	0.00	0.00	0.00	0.00
STATE GENERAL REVENUE	0.00	0.00	0.00	0.00	0.00
LOCAL FUNDS	31,409.00	16,683.00	0.00	0.00	0.00
FEDERAL FUNDS	0.00	25,134.00	4,441.00	0.00	0.00
Totals	$362,089.00	$370,333.00	$742,071.00	$1,077,609.00	$1,672,406.00

SOURCE: Amounts from the Annual Financial Reports issued by the Accounting Offices of the college.

College: Florida Keys Community College

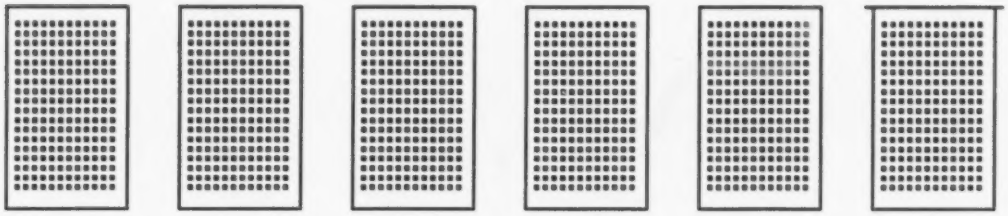
Site : Site 1: Main Campus

CAPITAL OUTLAY EXPENDITURES BY PROJECT TYPE FROM 1987-88 THROUGH 1991-92

TYPE EXPENDITURE	1987-88	1988-89	1989-90	1990-91	1991-92
Total C.O. from Projects	$143,612.00	$370,333.00	$742,071.00	$1,077,609.00	$1,672,406.00
Allowance Funding/Repay: TWFAC	218,477.00	0.00	0.00	0.00	0.00
Building Construction	1,369.00	253,803.00	661,640.00	978,048.00	1,356,163.00
Furniture And Equipment	26,087.00	0.00	1,953.00	10,873.00	179,495.00
Remodeling, Renovation, Maintenance And Repair	115,109.00	116,530.00	69,578.00	72,866.00	99,574.00
Other Structures & Improvements *	1,047.00	0.00	8,900.00	17,822.00	37,174.00
Library Books And Films	0.00	0.00	0.00	0.00	0.00
Totals	$505,701.00	$740,666.00	$1,484,142.00	$2,155,218.00	$3,344,812.00

SOURCE: Amounts from the Annual Financial Reports of the Accounting Offices of the college.

NOTE: Definitions of asset classifications Accounting Manual For Florida's Public Community Colleges. Site development and site improvement are included under Other Structures and Improvements asset classsification.



SECTION 10

RECOMMENDATIONS

FOR

EDUCATIONAL PLANTS

FLORIDA KEYS COMMUNITY COLLEGE

Exhibit 500

RECOMMENDATIONS FOR EDUCATIONAL PLANTS
FOR

Florida Keys Community College

The comprehensive five-year plan for meeting the educational plant needs of the community college is specified in the list of recommendations formulated by the survey team. The plan provides for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district.

The recommendations furnish the foundation for adoption of a proposed five-year plan for educational plants of the district by the Board of Trustees, in accordance with Section 235.16, F.S. Similarly, the recommendations serve as the basis for the proposed building program with projects listed in the order of priority, submitted pursuant to Rule 6A-2.0207, FAC, by the Board of Trustees through the Office of Educational Facilities to the State Board of Education for approval. The order of priority of need for projects is established in Rule 6A-2.0206, FAC.

Cost estimates included with the recommendations were current at the time of the survey visit. Estimates are derived from the gross square foot cost of construction for the college used in the legislative capital outlay budget request for the fiscal year in which the survey was conducted.

It should be noted that cost estimates attached to recommendations are added only to provide a general idea of anticipated cost and should not be interpreted as accurate estimates for particular projects. At the point in time that recommendations are incorporated into planning specific projects, actual cost estimates appropriate for those projects need to be prepared by professional estimators for the college. Square foot rates and cost estimates for the community college educational plant survey recommendations are reported herein as follows:

RECOMMENDATION CATEGORY	SQUARE FOOT COST RATE	ESTIMATED COST
Construction	$127.14	$4,245,459
Remodeling	63.57	1,721,476
Renovation	42.38	1,336,000
Site Acquisition		0
Site Development		0
Site Improvement		582,000
ESTIMATED TOTAL COST		$7,884,935

In addition, six standard recommendations are listed for college-wide application, as needed. They address general categories of physical plant need that are likely to occur over time. No cost estimates are indicated for these recommendations.

RECOMMENDATIONS

College: FLORIDA KEYS COMMUNITY COLLEGE

Site: No. 1: Main Campus

SITE IMPROVEMENT

1.01. Construct main entrance roadway, north from Junior College Road across from Florida Keys Memorial Hospital, to connect with existing drive and parking areas.

Estimated Cost: $ 100,000

1.02. Construct 152 auto parking spaces with hard surface, positive drainage , and illumination.

Estimated Cost: $ 152,000

1.03. Construct underground electrical utilities system.

Estimated Cost: $ 52,000

1.04. Construct campuswide water collection, storage, and distribution system, for roof water runoff, for grounds irrigation.

Estimated Cost: $ 67,000

1.05. Construct campuswide surface water drainage system to comply with South Florida Management District requirements.

Estimated Cost: $ 70,000

1.06. Construct completion of campuswide landscaping.

Estimated Cost: $ 52,000

1.07. Renovate campuswide landscaping.

Estimated Cost: $ 47,000

1.08. Construct two (2) tennis courts with hard surface, fencing, and lighting; for physical education.

Estimated Cost: $ 42,000

Total Site Improvement: $ 582,000

REMODELING

1.09. Remodel Facility 100 - Vocational/Technical; Rooms 1101, 1101-B, 1102, 1102-A, 1102-1, 1102-6, 1103, 1105, 1109, 1109-A, 1109-B, 1109-C; as two electronic technology laboratory suites; use codes 210, 215, 215; PLUS 30 student stations; 4210 NSF; as circulation; use code 20; ZERO student stations; 472 NSF; total 4682 NSF. (Remodeling Rooms 1101, 1102-A, 1109; use code 210 vocational; LESS 31 student stations; Rooms 1102, 1103; use code 110; LESS 54 student stations.)

Estimated Cost: $ 297,635

1.10. Remodel Facility 100 - Vocational/Technical; Rooms 1101-A, 1113, 1113-A, 1113-B, 1113-C, 1113-1, 1114, 1118; as two (2) developmental laboratory suites; use codes 220, 225; PLUS 25 student stations; 1325 NSF; as classroom facilities; use code 110; PLUS 50 student stations; 1250 NSF; as circulation; use code 20; ZERO student stations; 88 NSF; total 2663 NSF. (Remodeling Rooms 1113, 1113-C, 1114; use code 220 non-vocational; LESS 43 student stations.)

Estimated Cost: $ 169,287

1.11. Remodel Facility 100 - Vocational/Technical; second floor (all rooms except 2100-8, 2200-9, 2107, 2108, 2102-M, 2102-W); as two business data processing laboratory suites; use codes 210, 212, 215; PLUS 30 student stations; 3140 NSF; secretarial occupations laborary suite; use codes 210, 215; PLUS 20 student stations; 1260 NSF; clerical occupations laboratory suite; use codes 210, 215; PLUS 20 student stations; 1140 NSF; as IMTS resource laboratory suite; use code 215; ZERO student stations; 1975 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; ZERO student stations; 866 NSF; and as circulation; use code 20; ZERO student stations; 500 NSF; total 8881 NSF. (Remodeling Rooms 2101, 2105, 2112; use code 110; LESS 96 student stations; Rooms 2103, 2104, 2110, 2111; use code 210 vocational; LESS 38 student stations.)

Estimated Cost: $ 564,565

1.12. Remodel Facility 200 - Science; Rooms 1205, 1206, 1206-A, 1206-1, 1207, 1208; as biology laboratory suite; use codes 210, 215; PLUS 20 student stations; 1500 NSF; as biology (marine) laboratory suite; use codes 210, 215; PLUS 15 student stations; 1525 NSF; as office facilities and service areas; use codes 310, 315, 350, 355; ZERO student stations; 750 NSF; total 3775 NSF. (Remodeling Rooms 1206, 1207, 1208; use code 210 non-vocational; LESS 42 student stations.)

Estimated Cost: $ 239,977

1.13. Remodel Facility 200 - Science; Rooms 2209, 2209-A; as physics laboratory suite; use codes 210, 215; PLUS 15 student stations; 1518 NSF. (Remodeling Rooms 2209, 2209-A; use code 210 non-vocational; LESS 27 student stations.)

Estimated Cost: $ 96,499

1.14. Remodel Facility 300 - J. S. Smith LRC; Rooms 1304, 1304-B; as office facilities and service areas; use codes 310, 315; 350, 355; ZERO student stations; 1946 NSF.

Estimated Cost: $ 123,707

1.15. Remodel Facility 400 - Tennessee Williams Fine Arts Center; Room 1427; as art laboratory service area; use code 215; ZERO student statons; 1264 NSF.

Estimated Cost: $ 80,352

1.16. Remodel Facility 400 - Tennessee Williams Fine Arts Center; Room 2402, 2402-6, 2403; as piano laboratory suite; use codes 210, 215; PLUS 10 student stations; 350 NSF; as foreign language laboratory suite; use codes 210, 215; PLUS 15 student stations; 700 NSF; as office facilities and service areas; use codes 310, 315; ZERO student stations; 105 NSF; and as circulation; use code 20; ZERO student stations; 296 NSF; total 1451 NSF.

Estimated Cost: $ 92,240

1.17. Remodel Facility 600 - Marine Propulsion Lab; Room 1616; as marine mechanics laboratory service area; use code 215; ZERO students; 900 NSF.

Estimated Cost: $ 57,213

Total Remodeling: $1,721,475

RENOVATION

1.18. Renovate; pursuant to definitions in Sec. 235.011(11)(17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 60 - Dock.

Estimated Cost: $ 50,000

1.19. Renovate; pursuant to definitions in Sec. 235.011(11)(17),F.S. and provision of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 100 - Vocational/Technical, Facility 200 - Science, Facility 300 - J. S. Smith LRC; to resurface exterior surfaces to eliminate spalling concrete, cover reinforcing steel, and provide protective barrier.

Estimated Cost: $ 300,000

1.20. Renovate; pursuant to definitions in Sec. 235.011(11)(17), F.S., and provision of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 100 - Vocational/Technical, Facility 200 - Science, Facility 300 - J. S. Smith LRC; to provide storm shutters.

Estimated Cost: $ 300,000

1.21. Renovate Facility 100 - Vocational/Technical; to include HVAC system.

Estimated Cost: $ 150,000

1.22. Renovate; pursuant to definitions in Sec. 235.011(11)(17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 100 - Vocational/Technical; Facilty 200 - Science; to install emergency lighting system.

Estimated Cost: $ 50,000

1.23. Renovate Facility 200 - Science: to include HVAC system.

Estimated Cost: $ 100,000

1.24. Renovate; pursuant to definitions in Sec. 235.011(11)(17), F.C., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Rooms 1206, 1206-a, 1206-A, 1207, 1208, 2209, 2209-A, 2210, 2211-A, 2211-B; 5551 NSF.

Estimated Cost: $ 236,000

1.25. Renovate Facility 400 - Tennessee Williams FAC; to include HVAC system and interior lighting system.

Estimated Cost: $ 150,000

Total Renovation: $1,336,000

NEW CONSTRUCTION

1.26 Construct new exterior stair tower; Facility 300 - Science; use code 20; ZERO student stations; 1400 GSF.

Estimated Cost: $ 177,996

1.27. Construct three (3) classroom facilities and service areas; use codes 110, 115; PLUS 75 student stations; 2100 NSF, 2983 GSF.

Estimated Cost: $ 379,259

1.28. Construct three (3) nursing (RN) laboratory suites; use codes 210, 212, 215; PLUS 45 student stations: 12285 NSF, 17450 GSF.

Estimated Cost: $2,218,593

1.29. Construct physical education facilities and service areas; use codes 520, 523, 525; ZERO student stations; 2732 NSF, 3881 GSF.

Estimated Cost: $ 493,430

1.30. Construct library facilities and service areas; use codes 410, 420, 430, 440, 455; ZERO student stations; 1732 NSF, 2460 GSF.

Estimated Cost: $ 312,764

1.31. Construct student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690, 810, 830, 850; ZERO student stations; 2658 NSF, 3775 GSF.

Estimated Cost: $ 479,954

1.32. Construct support services facilities and service areas; use codes 630, 635, 650, 655, 710, 715, 720, 725, 730, 735, 740, 745; ZERO student stations; 1016 NSF, 1443 GSF.

Estimated Cost: $ 183,463

Total Construction: $4,245,459

Total Site 1: $7,884,935

Standard Collegewide Recommendations

S.1. Provide custodial services facilities as prescribed in Rule 6A-2.038(2)(3), Florida Administrative Code.

S.2. Provide sanitation facilities for serving students, staff, and the general public as required in Rule 6A-2.068, .069, Florida Administrative Code.

S.3. Correct deficiencies related to safety, health, and sanitation as identified in Rule 6A-2, Part III, Florida Administrative Code.

S.4. Modify facilities, recommended for continued use in this survey report, to comply with standards and specifications for the physically disabled as established in Section 255.21, Florida Statutes.

S.5. Replace defective roofs and roofing membranes, except those of facilities recommended to be razed in this survey report, in accordance with Rule 6A-2.0205(8), Florida Administrative Code.

S.6. Replace or purchase additional furnishings and equipment, for facilities recommended for continued use in this survey report, as provided for in Rule 6A-2.0205(5), Florida Administrative Code.

S.7. Provide paved auto parking areas pursuant to Rule 6A-2.139(5),FAC.

S.8. Purchase sites for SBE designated campuses, centers, and special purpose centers for educational facilities for future use beyond the projection period of this survey. Sites to be approved by the Office of Educational Facilities pursuant to Section 235.19 and 240.327, Florida Statutes, and Rule 6A-2.039, FAC.